A

PARTICULAR

Of the FREEHOLD and EXTENSIVE

Manor of LENBOROUGH,

In the Pariſh of BUCKINGHAM, in the County of BUCKS;

WITH

A ſmall Manſion-Houſe, Farm-Houſes,

AND

Upwards of Five Hundred and Fifty-eight Acres of rich, incloſed, and Tythe-free Meadow and Paſture Land, thereto belonging;

TOGETHER WITH

The Tythe of upwards of Four Hundred and Twenty-five Acres more Land adjoining thereto:

Which will be Sold by AUCTION,

By Mr. WAY and SON,

At Mr. BAXTER's, the *Lord Cobham's-Arms* Inn in *Buckingham* aforeſaid,

On MONDAY the 24th Day of MAY, 1773,

At Eleven o'Clock in the Forenoon.

N. B. The whole Eſtate, now lett to good ſubſtantial Tenants (excluſive of the Manſion-Houſe, Fiſhery, Royalty, &c. in Hand) at 656 *l. per Annum*, will be firſt offered to Sale in one Lot, if deſired, otherwiſe it will be ſold in four ſeparate Lots, as divided in the Particular.

The Turnpike Road from BUCKINGHAM to LONDON goes through the Eſtate, within a Quarter of a Mile of the Manſion-Houſe. The Manor abounds with all Sorts of Game, and is in a fine Sporting Country.——The Tenants have Orders to ſhew the Premiſſes; which may be viewed any Time till the Sale.

For further Particulars, enquire of Mr. *John Harris*, at *Great Harwood*, near *Winſlow*, *Buck*, where the Map of the Eſtate may be ſeen; or of Mr. *Way* and Son, at *Thame*, *Oxfordſhire*; and of Mr. *Newton*, Attorney, in *Love-Lane*, *Aldermanbury*, *London*.

CONDITIONS *of* SALE.

I. THAT the whole Manor and Eſtate mentioned in this Particular ſhall be firſt put up in one Lot; but if no Perſon bids for the Whole together ſuch a Sum as ſhall be taken and allowed a Bidding by the Auctioneer, then the ſame ſhall be put up in four ſeparate Lots, as divided in this Particular, at ſuch Sums as the firſt Bidders ſhall name, for each reſpective Lot.

II. That no Perſon ſhall advance leſs than 50 *l.* each Bidding for the whole Eſtate, if put in one Lot; and if in four Lots, not leſs than 20 *l.* each Bidding.

III. That the higheſt Bidder on each Lot ſhall be the Purchaſer; and if any Diſputes ariſe, which cannot otherwiſe be adjuſted, the Eſtate or Lot in diſpute ſhall be put up again and re-ſold.

IV. That the Timber and Hedgerows growing on the Eſtate, or reſpective Lots (which are conſiderable) ſhall be included in the Purchaſe, without being liable to any ſubſequent Valuation.

V. That a Depoſit of 5 *l. per Cent.* on the Purchaſe-Money ſhall be immediately paid to Mr. WAY, the Auctioneer, or to a Perſon authorized by the Proprietor to receive the ſame; which ſhall be forfeited and paid to the ſaid Proprietor for his own Uſe, if the Purchaſer neglects to complete his Purchaſe at the Time and in Manner herein after-mentioned; and ſuch purchaſed Premiſſes ſhall in ſuch Caſe ſtand clear of any Contract ariſing from the preſent Sale, the Proprietor ſhall have free Liberty to re-ſell the ſame, and the Deficiency (if any) and Expence attending ſuch Re-ſale, ſhall be made good by the firſt Purchaſer.

VI. That the Reſidue of the Purchaſe-Money ſhall be paid, and the Eſtate conveyed to the Purchaſer in Fee (at his Expence) on or before the 5th Day of *July* next, 1773, a good and ſufficient Title being made out by the Proprietor, to which Time all Taxes ſhall be defrayed by him; and the Purchaſer ſhall be entitled to the Rents and Profits of his purchaſed Premiſſes from the ſaid 5th Day of *July* next, on completing his Purchaſe as above-mentioned.

VII. That Articles purſuant to theſe Conditions, ſhall be mutually executed by all Parties, or their lawful Attornies, at their joint Expence, on the Day of Sale.

A PARTICULAR, &c.

LOT I.

No. on the Map.	Parcels.	Present Occupiers.	Quantity. A.	R.	P.
21.	AN Houſe and Conveniencies (late Horwood's) and the Wicks,	Peter Bird,	1	1	0
22.	Homeward Diggen's Meadow,	Ditto,	8	3	16
23.	Diggen's Cloſe (Part Furze)	Ditto,	20	2	26
24.	Hale Hook Meadow,	Ditto,	15	3	15
25.	Diggen's Meadow,	Meſſrs. George and Walters,	3	0	3
26.	Harding's Bank Cloſe (with convenient Cowhouſe and Ox Pens)	Ditto,	23	1	8
27.	Weaver's Leys,	Nicholas Edwins,	6	1	0
	Ox-Lane (Waſte Ground)	George and Walters, about	2	0	0
	The great Tythes of the above Lot.		81	0	28

No Outgoings.

LOT II.

	A Houſe and Conveniencies,	John Judge,			
4 & 5.	New Paſture, as now divided,	Ditto,	99	3	0
6.	Calves Cloſe,	George and Walters,	16	2	11
7.	Furzy Rynill and Iſland, Paſture and Furze, (with a Cowhouſe)	Ditto,	26	0	30
*7.	Bridge Mead,	Ditto,	4	3	26
29.	Rick Yard Rynill, or Merry's Paſture, with a Cowhouſe,	Ditto,	17	2	3
	The great Tythes of this Lot.		164	3	30

No Outgoings.

LOT III.

	A Houſe and Conveniencies,	Thomas Judge.			
8.	Great Rowley-Hill, in two Parts, (with a Cowhouſe)	Ditto,	54	2	1
9.	Ditto, or Thieves Den,	Ditto,	24	0	7
10. 11. 12.	Little Rowley-Hill, Ditto, Ditto, with a Cowhouſe,	Ditto,	25	3	8
13.	Rowley-Hill Meadow,	Ditto,	12	3	1
18. 19.	Saunders's Paſture, Ditto, in three Parts,	Ditto,	72	1	23
20.	Ditto Meadow,	Ditto,	3	3	2
	The great Tythes of this Lot.		193	1	2

No Outgoings.

LOT IV.

No. on the Map.	Parcels.	Present Occupiers.	Quantity. A.	R.	P.
	The Manſion-Houſe and Offices, Fiſh-Ponds, &c. &c.	In Hand.			
1.	The Gardens and Homeſted,	Edwins,	8	3	7
2.	The Grove, with a Houſe, Barns, &c.	Ditto,			
	A Brewhouſe, Barn, and Stave-Acre,	Thomas Judge,			
3.	Aſh Cloſe,	George and Walters,	38	3	37
14.	Far Wellhouſe Cloſe,	John Judge,	13	1	6
15.	Near ditto,	Ditto,	12	0	2
16.	Home Cloſe,	Ditto,	15	0	20
17.	Barker's, or Conduit Cloſe and Home Croft,	Ditto,	10	0	13
28.	New Paſture Meadow,	Ditto,	19	0	31
30.	Padd's Spring Wood (eleven Years Growth)	In Hand,	1	3	3
	A little Aſh Spina, (ditto)	Ditto, about	0	1	0
			119	1	39

A Quantity of growing Timber on this Lot.

The great Tythes of the above Lot.

Alſo the great Tythes of 425 Acres 1 Rood 26 Perches more Land, and very rich, (late Mr. *Primatt*'s, now Lord *Verney*'s) contiguous to this Eſtate, and at preſent lett to his Lordſhip for no more than 20*l.* a Year.

The Fiſhery, Manor and Royalty (which extends over the whole Liberty of *Lenborough*, conſiſting of above 1600 Acres of Land) with all Advantages appendant thereto.

Yearly Fee Farm Rent of 2*l.* 17*s.* 6*d.* payable to Mr. *Cook*, to be paid out of Part of this Lot IV.

GENERAL OBSERVATIONS.

	Abſtract of the preſent Rental.	Yearly Rents. £.	s.	d.
All their Terms expire at Lady-Day next, 1774.	John Judge,	210	0	0
	Thomas Judge,	170	10	0
	John George and Peter Walters,	177	0	0
	Peter Bird,	57	10	0
	Nicholas Edwins,	21	0	0
	Lord Verney, Tythe of his 425 Acres 1 Rood 26 Perches of Land,	20	0	0
		£. 656	0	0
Add	The Manor, Fiſhery, and Royalty,			
	Manſion-Houſe, &c.			
	Padd's Spring Wood and Aſh Spina,			
	Timber,			

N. B. The Hedges and Coppices are reſerved to the Landlord, and will more than do the Repairs. Land-Tax is very low. And there is only 3*l.* 15*s.* a Year paid to the Vicar of *Buckingham* for Privy Tythes, which is called a Modus.

FINIS.